

#102

Rousselin, Jorge

From: Scott Sayers [sayers@bencrenshaw.com]
Sent: Wednesday, September 27, 2006 3:02 PM
To: Wynn, Will; McCracken, Brewster; Rousselin, Jorge; Dunkerley, Betty; Kim, Jennifer; Leffingwell, Lee; Cole, Sheryl; Martinez, Mike [Council Member]
Subject: Re. postponement of case number C14-06-0158

Dear Mayor Wynn,

Ben Crenshaw and I own a building at 1800 Nueces St. where we have had our offices for the last 20 years. Along with the other neighbors of 1801-1805 Nueces, we have only recently been notified of a zoning change request for that property from GO to mixed use. Because of parking concerns and the vague nature of the applicant's plans for the property, several of the neighbors are asking for a postponement on this case until we can meet with the owner and architect. To date they have not made themselves available to address the neighbors concerns despite our attempts to set up a meeting.

Please advise the best way for us to go about achieving this postponement. While we are not necessarily against this zoning change, we have no seen concrete plans for this property and none were presented to the Planning Commission. Only an idea of what they MIGHT do with the property. Our concern is that a significant amount of retail without adequate parking will distress our neighborhood further, especially the since the existing businesses were required to provide 100% parking based on square footage. Some of the recent downtown mixed use projects have had waivers or have only been required to provide a small percentage of parking based on square footage, and we don't want to be considered a neighborhood with characteristics similar to downtown....while we are close, the demographic difference is significance. There is very little walk-in traffic for retail businesses, so a parking waiver does not make sense for this location. If granted, it would be at the expense and to the detriment of the existing business owners.

The Planning Commission made a huge mistake in passing it through their members, and in fact, I believe they did not understand or consider the nature of our particular neighborhood. The parking concerns drastically affect the businesses and residents of this neighborhood, especially since we are located right in between the University and ACC. Students park in our area all day long and spaces are at a premium.

I appreciate your attention to this matter and will do whatever necessary that you suggest will help us address this issue.

Best regards,
Scott Sayers